

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** April 24, 2014

**Meeting No.:** 183

**Project:** Harbor East PUD – Four Seasons Condos

**Phase:** Revised Final

**Location:** Harbor East – Southeast Baltimore

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**PRESENTATION:**

Developer Jason Huss of Harbor East re-introduced the project, noting that the residential development atop the Four Seasons could include 10 – 12 stories of condominiums, including the 3 shell floors already existing. The developer intends to build a model unit this summer, test marketing to determine demand, and submit for building permits for the completion of the project in the fall. The final development size will be determined height will be determined after the initial round of test marketing establishes a better sense of demand for units in the project.

Todd Harvey, architect from Beatty Harvey Coco Architects, presented the proposed revised final design. Floors 19 – 22 include 8 units per floor; Floors 23 – 25 set back creating a large terrace on the west façade of the 23<sup>rd</sup> Floor, with further set backs on penthouse Floors 26 and 27. The revised massing includes a fully developed amenity level at the 28<sup>th</sup> Floor that includes a lounge and activity rooms, fitness center, locker rooms, indoor/outdoor pool, core elements and rooftop terraces.

Refinements include reduction to the louvers above the amenity spaces, extension of the amenity floor in a cleaner bar-like expression, and adding a projecting sunscreen/trellis, clad in stainless steel with wooden inner members, to engage the lower building mass and reinforce the verticality of the tower. With the exception of limited exterior and accent lighting at the amenity level, the glass tower will be internally illuminated, and no signage is anticipated.

**QUESTIONS AND COMMENTS FROM THE PANEL:**

1. The panel praised the design improvements undertaken by the development team.
2. The panel suggested that, if possible, consideration be given to modifying the louvers, possibly by simply glazing the corners, on the 18<sup>th</sup> Floor to eliminate the broad belt affect.
3. The panel hopes that the development team has great success marketing the units as the two additional floors will improve the proportion of the tower.
4. The panel noted that the eyebrow louvers at north and south ends were significant improvements, and offered an opportunity to create a more interesting skyline profile. The eyebrows also warrant further study, including:
  - a. raising the height, possibly aligning with the louver band
  - b. consider a slight reduction in the density of the wood trellis
  - c. at the south projection, consider a minor reduction in the backspan engagement with the wall face

**PANEL ACTION:**

Recommend approval of the revised final design with comments, with further refinements to be reviewed by Planning Department staff.

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**Attending:**

Jason Huss – Harbor East

Todd Harvey - Beatty Harvey Coco Architects

Lauren Moloney – Waterfront Partnership

Natalie Sherman – Baltimore Sun

Adam Bednar – Daily Record

UDARP Panel Members- Ms. Meany, Messrs. Gary Bowden, Rich Burns and David Haresign\*

Planning Department- Tom Stosur, Anthony Cataldo, Christina Gaymon